

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://sanbruno.ca.gov>

STAFF

Tom Williams
Community Development Director
Aaron Aknin, AICP, *Associate Planner*
Pamela Thompson, *City Attorney*
Tanya Benedik, *Recording Secretary*

PLANNING COMMISSIONERS

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Robert Schindler
Mark Tobin
Kevin Chase

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

June 15, 2004

San Bruno Senior Center
1515 Crystal Springs Blvd.
7:00 P.M. to P.M.

CALL TO ORDER at 7:20 p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	x	
Vice Chair Sammut	x	
Commissioner Johnson		x
Commissioner Marshall	x	
Commissioner Schindler	x	
Commissioner Chase	x	
Commissioner Tobin		x

STAFF PRESENT:

Planning Division: **Mark Sullivan**, Housing and Redevelopment Manager
Aaron Aknin, Associate Planner
Tanya Benedik, Secretary

City Attorney: **Pamela Thompson**, City Attorney

Pledge of Allegiance **Vice Chair Sammut**

1. **Approval of Minutes May 18, 2004**
Motion Sammut/Second Schindler
Approved by Roll Call Vote
2. **Communication** **N/A**
3. **Public Comment** **N/A**
4. **260 El Camino Real**

Request for a parking exception per Chapter 12.100 of the San Bruno Zoning Ordinance and a Use Permit for a restaurant with alcoholic beverage sales per Ordinance No. 1685 and 1686; Maria Ayar,

applicant, Chihwan Kim (Business Owner/Applicant); Welch Family Partnership (Property Owner), owner – **PE-04-02, UP-04-21**.

Staff recommends that the Planning Commission **approve** Parking Exception 04-02 and Conditional Use Permit 04-21, subject to the attached Findings of Fact (1-12) and Conditions of Approval (1-35).

Associate Planner Akin entered staff report dated 6/15/04.

Commissioner Schindler asked staff what would happen if the applicant were not able to get each of neighbors to agree allowing them use of their parking after hours. Associate Planner Akin replied that if the applicant was not able to get everyone to come to an agreement, they would have to come back to the Planning Commission, but if there was an agreement that was similar to the one suggested, it could be up to the discretion of the Community Development Director as long as the same amount of parking is going to be available.

Public Hearing Opened

Applicant Mr. Kim was present to answer questions. Commissioner Schindler asked Mr. Kim if he agreed with all of the Conditions of Approval. Mr. Kim replied that he did.

Public Hearing Closed

Commissioner Chase asked how it would be policed when customers are going to park in areas where they are now allowed. Associate Planner Akin stated that it would probably be done on a “complaint” type basis. City Attorney Thompson added that it would be up to the business to make sure that they put up appropriate signage that cars may be towed if they are not parked in designated areas, and it is up to them to make sure they are towed if that does happen. Chair Petersen stated that there was a condition that asks staff to approve all signage that will be provided by the applicant.

Motion Chase/Second Sammut approve Parking Exception 04-02 and Conditional Use Permit 04-21, subject to the attached Findings of Fact (1-12) and Conditions of Approval (1-35).

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Mateo Times, Saturday, June 5, 2004, and notices were mailed to property owners within 300 feet of the project site on June 4, 2004.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City’s provision for an administrative appeal of the Planning Commission’s final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorical Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.

5. The proposed restaurant will not under any circumstances, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood.
6. The proposed restaurant at 260 El Camino Real will not be injuries or detrimental to the property and improvement in the neighborhood or to the general welfare of the city.
7. The proposed restaurant at the subject location is consistent with the San Bruno General Plan and Redevelopment Plan.
8. The strict application of the provisions of chapter 12. 100 of the San Bruno Municipal Code would cause particular or undue hardship in connection with the use and enjoyment of said location.
9. That the establishment, maintenance and or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Chapter 12.200 of the SBMC. This is accomplished through shared parking agreement with adjacent businesses as required by the conditions of approval.
10. The proposed restaurant activity is not expected to result in repeated nuisance activities as stated in San Bruno Ordinance No. 1685.
11. The activity or use is expected to comply with all applicable provision of city, state, or federal regulation, ordinance or statute.
12. The upkeep and operating characteristics of the activity or use is expected to be compatible with and will not adversely affect the livability or appropriate development of abutting properties or surrounding neighborhood.

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS (1-20)

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary Hearing" to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Parking Exception 04-02, and Use Permit 04-21 shall not be valid for any purpose. Parking Exception 04-02, and Use Permit 04-21 shall expire one (1) year from the date of approval unless the plan is executed.
2. The restaurant proposal shall be built according to the plans accompanying this report and approved by the Planning Commission, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
3. The applicant and any successor in interest, shall agree to operate the restaurant at 260 El Camino Real in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
4. The applicant shall submit a landscaping plan to Staff prior to issuance of the building permit.
5. The applicant shall obtain a City building permit before construction can proceed.
6. All signs shall be reviewed and approved by the Planning Department in accordance with the Sign Regulations of the San Bruno Zoning Ordinance.
7. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
8. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front and rear of the building.

9. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids.
10. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.
11. The permitted hours of operation of the restaurant shall be as follows:
Monday-Thursday: 10:30 A.M. – 9:30 P.M.
Friday – Saturday: 10:00 A.M. – 10:00 P.M.
Sunday: 11:00 A.M. – 9:30 P.M.
Any changes from these hours of operation shall require prior authorization of the Community Development Director.
12. The applicant/owner shall provide prompt cleaning/repainting of any graffiti on the building exterior.
13. The applicant shall comply with all Alcohol and Beverage Control requirements as attached as Exhibit E.
14. Applicant shall comply with all aspects of San Bruno Ordinance 1685.
15. The applicant shall meet all San Mateo County Health Department requirements regarding the creation and operation of a restaurant.
16. Prior to issuance of an occupancy permit, the applicant is required to obtain a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an “Undue Concentration” of licenses, required due to either of the following conditions:
 - The applicant premises are located in a crime reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests.
 - The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.
17. The applicant shall enter into a shared parking agreement, which allows for the use of 2 of San Bruno Hearing Center’s required parking spaces after 6:00 p.m.
18. The applicant shall enter into a shared parking agreement, which allows for the use of 4 of Cingular Wireless required parking spaces after 6:30 p.m.
19. The applicant shall enter into a shared parking agreement, which allows for the use of 3 of A1 Smog Center’s required parking spaces after 6:00 p.m.
20. A parking signage program shall be approved by the Community Development Director prior to building occupancy.

FIRE DEPARTMENT CONDITIONS (21-24)

21. Applicant shall apply for an assembly permit through the Fire Department for A-3 occupancy.

22. Provide emergency lighting and exit pathway in assembly and dining area.
23. Provide illuminated exit signs.
24. The applicant shall provide a separate hood and duct appliance plan.

PUBLIC WORKS DEPARTMENT CONDITIONS (25-29)

25. Install sanitary sewer lateral cleanout per City standards. Show location, size and details of City Cleanout.
26. Paint house numbers on face of curb near driveway approach. Must be black lettering on white background.
27. Install backflow devices for domestic, irrigation, and fire lines. Show size, locations and details of service lines on plans.
28. Drainage from parking lot must be filtered before entering into the public storm system.
29. Applicant shall install County approved backflow device.

POLICE DEPARTMENT CONDITIONS (30-35)

30. Loitering in or about the premises is prohibited.
31. All provisions of the San Bruno Municipal Code shall be strictly adhered to.
32. All violations of the law, or threatened violations of the law shall be immediately reported to the San Bruno Police Department and full cooperation by employees and management shall be given.
33. Any request by anyone in the establishment for an employee to contact the Police shall be immediately honored, without question.
34. Labor Code section 6404.5 regulating smoking shall be enforced at all times.
35. Management shall post all Police Department conditions of approval under load occupancy sign.

5. 900 Cherry Avenue

Request for a conditional use permit to allow installation of a wireless communications facility per Chapter 12.112 of the San Bruno Zoning Ordinance – The Alaris Group, applicant; Polack Financial, property owner. **UP-04-25**

Associate Planner Aknin entered staff report. Staff recommends that the Planning Commission approve Use Permit 04-25 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

Public Hearing Opened

Applicant Ms. Kellie Pepper was present to answer any questions. She gave a brief description of the project.

Public Hearing Closed

Motion Sammut/Second Chase to approve Use Permit 04-25 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS OF FACT

1. Proper notice of the public hearing was given by legal notice published in the San Mateo Times on June 5, 2004 and notice mailed to property owners within 300 feet of the project site on June 4, 2004.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commissions' final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The planned development permit to install a telecommunications facility at 1101 San Mateo Avenue will not be injurious or detrimental to properties and improvements in the neighborhood or to the general welfare of the city because the equipment is minimal in size and virtually indistinguishable from the existing construction at the site and there are no discernable health risks associated with this type of technology.
5. The general appearances of the antennae are in keeping with the character of the area and will not be detrimental to the adjacent real property.
6. The proposed cell site will not unreasonably restrict or interfere with light and air on the property and other properties in the vicinity, will not hinder or discourage the appropriate development and use of surrounding land and buildings, nor impair the value thereof, and is consistent with the design and scale of existing structures. The antennae should not have any impact on light and air to adjacent properties.
7. The construction of the antennae is consistent with the San Bruno General Plan, which allows for accessory structures.
8. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 11, Section 15311: Construction of minor structures accessory to existing commercial facilities.

CONDITIONS FOR APPROVAL

Community Development Conditions (1-9)

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed the Use Permit (UP-04-25) shall not be valid for any purpose. The use permit expires one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one-year date.
2. The proposed installation of a wireless communications facility at 900 Cherry Avenue shall be built according to the plans and photo simulations approved by the Planning Commission on June 15, 2004 except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Director of Planning and Building.
3. The applicant shall obtain a City building permit before construction can proceed.

4. The antennas and facility shall be installed and painted according to the photo simulations presented in the staff report. All mechanical equipment must be screened from view.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
6. All graffiti shall be removed within 24 hours of reporting.
7. Should this facility cease to operate for a period of six months, all appurtenant structures shall be removed by the applicant.
8. No signs shall be placed on or attached to the antennae.
9. Provide architect or engineer wet-signed/stamped drawings for Building Department review.

Fire Department Conditions (10)

10. Applicant shall specify the quantity of UPS fluids in Building Division submittal.

Public Works Department (11-12)

11. Encroachment Permit from the Engineering Dept. required prior to work.
12. Replace all broken and raised concrete in sidewalk or driveway approach as marked.

6. 130 Cabrillo Way

Request for a use permit, variance, & minor modification to allow construction of an addition that would result in a greater than 50% expansion to the existing residence, would exceed the .55 FAR guideline, proposes to exceed 2,800 sq. ft. with a two car garage, proposes to extend the 4' right sideyard setback, and proposes a 14' front yard setback; per Section 12.200.030.B.1, 12.200.030.B.2, 12.200.080.A.3, 12.120.010.B, & 12.96.060.D.4 of the San Bruno Zoning Ordinance – Raul Gomez, (Owner & Applicant). **UP-04-27; MM-04-04; VA-04-07**

Associate Planner Akin entered staff report dated 6/15/04. Staff recommends that the Planning Commission approve Use Permit 04-27, Minor Modification Permit 04-04, & Variance 04-07 based on Findings of Fact (1-10) and Conditions of Approval (1-16).

Public Hearing Opened

Owner Mr. & Ms. Gomez were present to answer questions. Architect was also present. Architect stated that the owners first concern was increasing the garage width, making it a 2-car garage. He tried to do this without disturbing a major portion of the house. They proposed a 2nd story, and they had basically lined all the walls with the existing walls, but after the Arch Review meeting they decided to push the addition back from the front and the side with hip roof on both sides. They are going to have 2 posts for the rear deck with a beam. They don't want any extra posts because they would obstruct the windows. Commissioner Schindler stated that the elevations normally give a lot more information in regards to the type of windows. He wanted to know if the 1st floor windows would match with the 2nd floor windows. Architect stated that they would all be double paned vinyl windows. Commissioner Chase asked the Architect about the span of the deck since they are only going to have the 2 posts. Architect replied that the deck was going to be 6 feet x 22 feet, and they would put beams at the very end with special hangers so that there would be no need for a 3rd post. Commissioner Schindler asked what color they were going to paint the house. Ms. Gomez replied that they have not decided on the exact color yet, but will be earth tones. They will submit the color palate to staff for approval on a later date.

Public Hearing Closed

Motion Sammut/Second Chase to approve Use Permit 04-27, Minor Modification Permit 04-04, & Variance 04-07 based on Findings of Fact (1-10) and Conditions of Approval (1-17). (to make corrections that were not included in the drawing)

VOTE: 5-0-0
AYES: 5
NOES: 0
ABSTAIN: 0

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. That because of the substandard depth of this lot, the strict application of this article will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
2. That the variance granted should be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.
3. Proper notice of the public hearing was given by legal notice published in the San Mateo Times, Saturday, June 5, 2004, and notices were mailed to property owners within 300 feet of the project site on June 4, 2004.
4. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
5. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
6. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
7. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
8. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
9. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
10. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

Community Development (1-7)

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 04-27, Variance 04-05, & Minor Modification Permit 04-03 shall not be valid for any purpose. Use Permit 04-03, Variance 04-05, & Minor Modification Permit 04-03 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings
3. The request for a Use Permit, Variance & Minor Modification for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on June 15, 2004, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Fire Department (8-10)

8. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
9. Hardwire smoke detectors in shall be installed in the addition area.
10. Applicant shall install a NFPA 13D fire sprinkler system in addition, garage, and attic.

Public Works Department (11-16)

11. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
12. An encroachment permit shall be obtained through the Public works Department prior to issuance of the Building Permit.
13. No fence, retaining wall, or other permanent structure shall be places within 5.5' from the back of the sidewalk.

14. Install a sanitary sewer lateral clean-out per City standards.
15. Paint address number of face of curb near driveway approach. Black numbering on white background.
16. Remove weeds and grass from sidewalk, curb, and gutter.
17. Architect is to make corrections to drawing.

7. 278 Linden Avenue

Request for a use permit to allow construction of an addition would exceed the .55 FAR guideline, proposes a gross floor area greater than 1825 sq. ft. with a one car garage, and a variance to attach the currently detached garage to the home resulting in a substandard sideyard setback; per Section 12.200.030.B.2, 12.200.080.A.2 & 12.96.060.D.5 of the San Bruno Zoning Ordinance – **UP-04-31; VA-04-05**

Vice Chair Sammut recused himself from this application due to the close proximity to his mother's house.

Associate Planner Aknin entered staff report. Staff recommends that the Planning Commission approve Use Permit 04-31 & Variance 04-05 based on Findings of Fact (1-10) and Conditions of Approval (1-15).

Public Hearing Opened

Mr. Chaves, owner, was present to answer any questions. He provided color samples for the addition, and agrees to all conditions of approval. Commissioner Schindler asked the owner if he was going to redirect the downspouts so that the water no longer runs to the back of the house, but to the front. Owner stated that he would do that.

Public Hearing Closed

Motion Chase/Second Schindler approve Use Permit 04-31 & Variance 04-05 based on Findings of Fact (1-10) and Conditions of Approval (1-15).

VOTE:	4-0-1
AYES:	4
NOES:	0
ABSTAIN:	1 (Vice Chair Sammut)

(Chair Petersen advised of 10-day appeal period.)

FINDINGS FOR APPROVAL

1. That because of the substandard depth of this lot, the strict application of this article will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
2. That the variance granted should be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.

3. Proper notice of the public hearing was given by legal notice published in the San Mateo Times, Saturday, June 5, 2004, and notices were mailed to property owners within 300 feet of the project site on June 4, 2004.
4. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
5. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
6. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
7. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
8. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
9. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
10. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

Community Development Conditions (1-8)

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 04-31 & Variance 04-05 shall not be valid for any purpose. Use Permit 04-03 & Variance 04-05 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings
3. The request for a Use Permit & Variance for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on June 15, 2043, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

Fire Department Conditions (9)

9. Hardwire smoke detectors in shall be installed in the addition area.

Public Works Department (10-15)

10. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
11. Applicant shall install a sanitary sewer lateral clean-out at the property line per City Standards.
12. An encroachment permit shall be obtained through the Public works Department prior to issuance of the Building Permit.
13. Paint address number on face of curb near driveway approach. Black lettering on white background.
14. Replace all broken or raised concrete in driveway approach as marked.
15. No fence, retaining wall, or other permanent structure shall be places within 2.0' from the back of the sidewalk.

8. 640 Hensley Drive

Staff requests that the Planning Commission continue until July 20, 2004, the approval for the Request of a use permit & variance to allow construction of an addition would result in a greater than 50% expansion to the existing residence, proposes a gross floor area greater than 1,825 sq. ft. with a one-car garage, and proposes to extend the 2' right sideyard setback; per Section 12.200.030.B.1, 12.200.080.A.2 & 12.96.060.D.5 of the San Bruno Zoning Ordinance – Jose Casco, Applicant & Ferdinand Morales, Owner. **UP-04-28; VA-04-04**

Associate Planner Aknin recommends that the Planning Commission continue UP 04-28 and VA 04-04 to the July 20, 2004 Planning Commission meeting

Public Hearing Opened

N/A

Public Hearing Closed

Motion Chase /Second Sammut to continue UP 04-28 and VA 04-04 to the July 20, 2004 Planning Commission meeting.

VOTE: 5-0-0
AYES: 5
NOES: 0
ABSTAIN: 0

9. 373 Taylor Avenue

Staff requests that the Planning Commission continue until July 20, 2004, the Request for approval of a use permit and a variance to allow construction of a new house that would exceed the lot coverage guideline, exceed the .55 FAR guideline, encroach into the required front, rear, and left side setbacks, exceed the height guideline, have a second story whose front plane is not setback five from the first story, have three stories within the same vertical plane, and proposes a one car garage; per Section 12.200.030.A.1, 12.200.030.A.2, 12.200.030.A.3, 12.200.040.A.1, 12.200.040.B.2, 12.96.060.D.4, 12.96.060.D.5, 12.96.030.D.6, & 12.100.090 of the San Bruno Zoning Ordinance –Jia Yuan Wang, owner; Eddy Cheung (Applicant/Designer); **UP-04-01; V-04-01, PE 04-04.**

Associate Planner Aknin recommends that the Planning Commission continue UP-04-01; V-04-01, PE 04-04 to the July 20, 2004 Planning Commission meeting.

Public Hearing Opened
N/A

Public Hearing Closed

Motion Samut/Second Marshall to continue UP-04-01; V-04-01, PE 04-04 to the July 20, 2004 Planning Commission meeting.

VOTE: 5-0-0
AYES: 5
NOES: 0
ABSTAIN: 0

10. 835 Crystal Springs Avenue

Request for a use permit to allow construction of a new house that would exceed the .55 FAR guideline, and exceed 2,800 sq. ft. of gross floor area with a two garage, per Section 12.200.030.A.1 & 12.200.080.A.3, of the San Bruno Zoning Ordinance –Valerie Bonebrake, applicant; Lawrence Family, LLC(Owner); **UP-04-30**

Associate Planner Aknin recommends that the Planning Commission continue UP-04-30 to the July 20, 2004 Planning Commission meeting.

Public Hearing Opened
N/A

Public Hearing Closed

Motion Sammut/Second Marshall to continue UP-04-30 to the July 20, 2004 Planning Commission meeting.

VOTE: 5-0-0
AYES: 5

NOES: 0
ABSTAIN: 0

11. Staff Discussion

Arch Review for July 15, 2004: Chair Petersen, Commissioner Tobin, Commissioner Johnson
(alternate: Commissioner Chase)

12. Planning Commission Discussion

Tom Williams,
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: July 20, 2004

TCW/tb

Adjourned at: 8:10 p.m.